

# RENT CALCULATION PRE-TEST PUBLIC HOUSING ANSWERS

## INCOME INCLUSIONS

### Basic

1. Annual income includes non-monetary amounts which go to, or on behalf of, the family head or spouse.
  - a. True \* **[5.609(a)(1)]**
  - b. False
2. All of the following are included in annual income *except*:
  - a. Full amount, before payroll deductions, of employment income
  - b. Periodic payments such as Social Security, pensions, and annuities
  - c. Lump sum amounts for the delayed start of SSI \* **[5.609(b)(4)&(c)(14)]**
  - d. Payments in lieu of earnings, such as unemployment
3. Imputed welfare income is included in annual income when the family's welfare benefits have been reduced due to:
  - a. Welfare fraud
  - b. Expiration of a durational time limit on the payment of welfare benefits
  - c. Failure to comply with a welfare requirement to participate in economic self-sufficiency programs
  - d. Both a and c \* **[5.615(b)]**
4. The PHA may not include imputed welfare income in annual income if the family was not an assisted resident at the time of the sanction.
  - a. True \* **[5.615(c)(5)]**
  - b. False
5. For a member of the Armed Forces, include in annual income all of the following:
  - a. Special pay for exposure to hostile fire
  - b. All regular pay
  - c. All special pay and allowances except amounts for exposure to hostile fire
  - d. Both b and c \* **[5.609(b)(8)]**
6. Annual income includes the earnings of a 17-year-old (not head or spouse) who is no longer in school.
  - a. True
  - b. False \* **[5.609(a) and 5.609(c)(1)]**
7. Do not count as annual income the earnings of a temporarily absent head of household.
  - a. True
  - b. False \* **[5.609(a)]**
8. Annual income includes:
  - a. Alimony and child support payments
  - b. Foster care payments
  - c. Medical expenses reimbursed to the family
  - d. Regular contributions from organizations
  - e. Both a and d \* **[5.609(b)(7)]**

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9. A head of household helped a friend clean his garage one weekend and was paid \$100.00 for his efforts. This is counted in annual income.
  - a. True
  - b. False \* **[5.609(c)(9)]**
  
10. PHAs must count all earned income of all adult full-time students.
  - a. True
  - b. False \* **[5.609(c)(11)]**

### **Advanced**

1. An adult full-time student (not head or spouse) works part time and their anticipated income from the job for the next 12 months will be \$300. The PHA counts as income:
  - a. \$300 \* **[5.609(c)(11)]**
  - b. \$480
  - c. \$180
  - d. You do not count the earned income of an adult full-time student
  
2. A head of household owns a property (no mortgage) that they rent out for \$5000 per year. After expenses for taxes, insurance, maintenance and utilities they net \$3800 for the year in rent. The PHA should count the \$3800 as income from the property.
  - a. True \* **[5.609(b)(3)]**
  - b. False
  
3. What would offset the imputed welfare income of a family who was sanctioned by welfare for fraud?
  - a. Only additional earned income of family members
  - b. Only additional earned income of the member who committed the fraud
  - c. All additional income of all family members \* **[5.615(c)(4)]**
  - d. All additional income of the member who committed the fraud
  
4. A family who was receiving \$600/month in TANF benefits was sanctioned for \$350/month due to welfare fraud prior to admission to the Housing Choice Voucher program. Upon admission the PHA must count \$350 as imputed welfare benefits in the family's annual income.
  - a. True
  - b. False \* **[5.615(c)(5)]**
  
5. Donald, age 40, attends school full-time for graphic design. He also has a part-time job, earning \$300 per month. Donald lives with his brother, Dennis, and Dennis' wife, Sandi, who are the head and spouse of the assisted unit. How much of Donald's annual income is included in the family's annual income?
  - a. \$0
  - b. \$300
  - c. \$480 \* **[5.609(c)(11)]**
  - d. \$3600

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6. Joan has reached her lifetime benefit limit on TANF. She had been receiving \$700 in monthly TANF benefits. When Joan reports the loss of her TANF income, the PHA must count how much in monthly imputed welfare benefits?
  - a. \$700
  - b. \$350
  - c. \$0 \* **[5.615(b)]**
  - d. \$8400
  
7. Fred is a seasonal worker. Since it is difficult to determine an accurate annual income, the PHA may, by policy, annualize the income anticipated for a shorter period, subject to a redetermination at the end of the shorter period.
  - a. True \* **[5.609(d)]**
  - b. False
  
8. A mixed family has an adult family member who has chosen not to contend his citizenship status, and he is employed. When calculating the family's annual income, the employment income of this member is not to be counted because he is an ineligible noncitizen.
  - a. True
  - b. False \* **[5.520(c)(2)(i)]**
  
9. George has been receiving gross Social Security benefits of \$600 per month. Because he owes the IRS several thousand dollars in past due taxes, the IRS has begun garnishing \$75 from his monthly Social Security check. What must the PHA count as monthly Social Security when determining annual income?
  - a. \$75
  - b. \$525
  - c. \$600 \* **[5.609(b)(4)]**
  - d. \$7200
  
10. A PHA must reduce the family's rent when the family's welfare payment is reduced as a result of:
  - a. Fraud committed by the family in connection with the welfare program
  - b. Expiration of the family's lifetime limit on welfare benefits
  - c. The family's failure to keep their school age children in school
  - d. Failure to find work, even though all economic self-sufficiency requirements have been met
  - e. B, c and d above \* **[5.615(b)]**

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## INCOME EXCLUSIONS

### Basic

1. The asset income of minors is excluded from annual income.
  - a. True
  - b. False \* **[5.609(a)(4)]**
2. Resident service stipends of up to \$200 a month must be excluded from annual income.
  - a. True \* **[5.609(c)(8)(iv)]**
  - b. False
3. All special pay to family members serving in the Armed Forces is excluded from annual income.
  - a. True
  - b. False \* **[5.609(c)(7)]**
4. The following are examples of sporadic income:
  - a. A birthday gift of \$500
  - b. A one-time emergency utility payment made in behalf of the family by a charitable organization
  - c. Payment from a work activity that is unlikely to reoccur
  - d. All the above \* **[5.609(c)(9)]**
5. Foster care payments are excluded from annual income.
  - a. True \* **[5.609(c)(2)]**
  - b. False
6. The PHA must exclude from annual income all but the first \$480 a family receives in adoption assistance payments.
  - a. True \* **[5.609(c)(12)]**
  - b. False
7. Incremental earnings and benefits resulting to any family member from participation in a qualifying State or local employment training program are excluded from annual income.
  - a. True \* **[5.609(c)(8)(v)]**
  - b. False
8. Mr. Samuels is involved in a publicly assisted program requiring him to purchase his own uniforms and equipment in order to participate in the program. Later, the program reimburses him for his out-of-pocket expenses. Mr. Samuels reports these reimbursements to the PHA. The PHA must exclude these reimbursements from annual income.
  - a. True \* **[5.609(c)(8)(iii)]**
  - b. False

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9. Mr. and Mrs. Frekko's adult son, Emory, resides with them, and he is attending art school full time. He has a part time job earning \$3000 per year. What amount of Emory's employment income is excluded from the Frekko's annual income?
- a. \$0
  - b. \$480
  - c. \$2520 \* [5.609(c)(11)]
  - d. \$3000
10. Under the earned income disallowance the qualifying family member receives the benefit of the disallowance for 24 consecutive months.
- a. True
  - b. False \* [960.255(b)]

**Advanced**

1. James quits his part-time job earning \$400/month in order to enroll in a qualifying state employment training program, receiving \$500/month in training income. How much of James' training income must be counted in annual income?
- a. \$0
  - b. \$100
  - c. \$400 \* [5.609(c)(8)(v)]
  - d. \$500
2. The Greenspan family reports that they receive reparations payments from the German government of \$200 per month, in addition to their Social Security income. The PHA must exclude the first \$480 of the reparations payments from annual income.
- a. True
  - b. False \* [5.609(c)(10)]
3. Larry Hill reported that he just received a lump sum payment for Social Security payments he should have received beginning eight months ago. The PHA must count the lump sum as income.
- a. True
  - b. False \* [5.609(c)(14)]
4. Gordon West volunteered to perform two activities for the Public Housing development in which he resides. He is paid a resident service stipend of \$200 for each activity. The PHA must exclude:
- a. All the amounts of the resident service stipends
  - b. Only one of the resident service stipends \* [5.609(c)(8)(iv)]
  - c. None of the stipend income
  - d. Depends on PHA policy

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5. Myron Stevens is in the process of eligibility determination to receive his Public Housing unit. Mr. Stevens recently became employed while participating in a job training program. Although he meets the qualifying criteria for the earned income disallowance, the PHA must count all Mr. Stevens' employment income when determining eligibility for Public Housing and for determining rent upon admission.
  - a. True \* **[960.255(c)]**
  - b. False
  
6. Mary Ann Wilson is in her initial twelve month exclusion period of the earned income disallowance. When she initially qualified for the disallowance she had a prior income of \$680 per month from TANF. Mary Ann has just reported receiving a raise at her current job. Her monthly income now consists of \$70 TANF and \$1200 earnings. What is the monthly amount that will be excluded from her income?
  - a. \$70
  - b. \$590 \* **[960.255(b)(1)]**
  - c. \$610
  - d. \$680
  
7. The qualifying factors for determining the earned income disallowance in the Public Housing program include:
  - a. A family member must obtain work or experience an increase in earnings during participation in any economic self-sufficiency or other job training program
  - b. A family member obtains employment or experiences an increase in earnings during or within six months after receiving TANF assistance, benefits or services
  - c. A family member obtains employment after being previously unemployed for at least one year
  - d. All the above \* **[960.255(a)]**
  
8. It is possible for more than one person in a family to receive the earned income disallowance at the same time if they meet the qualifying requirements.
  - a. True \* **[960.255(a) and (b)]**
  - b. False
  
9. Amounts received by a person with a disability that are disregarded for purposes of SSI eligibility because they are set aside for use under PASS are excluded from annual income.
  - a. True \* **[5.609(c)(8)(ii)]**
  - b. False
  
10. AmeriCorps earnings, allowances and payments are not one of the Federally Mandated Exclusions from annual income.
  - a. True
  - b. False\* **[5.609(c)(17)]**

## **RENT CALCULATION PRE-TEST PUBLIC HOUSING ANSWERS**

### **ASSETS AND ASSET INCOME**

#### **Basic**

1. The net cash value of assets is used to determine the actual anticipated asset income.
  - a. True
  - b. False \* **[5.609(b)(3) and 5.603]**
2. If the net cash value of all assets exceeds \$5000, use the actual anticipated income as the final asset income.
  - a. True
  - b. False \* **[5.609(b)(3)]**
3. Assets disposed of for less than fair market value are to be included as income for two years from the date it was disposed of.
  - a. True \* **[5.603]**
  - b. False
4. Assets would include the family's personal car if it is considered a luxury car.
  - a. True
  - b. False \* **[5.603]**
5. All trust funds are considered to be assets for purposes of determining annual income.
  - a. True
  - b. False \* **[5.603]**
6. The amount which is determined when the cash value of net family assets is multiplied by the HUD passbook rate is called:
  - a. Imputed asset
  - b. Fair market value
  - c. Imputed asset income \* **[5.609(b)(3)]**
  - d. Final asset income
7. To arrive at cash value of a real estate asset:
  - a. Subtract any loan balance and expenses to sell from the market value \* **[5.603]**
  - b. Multiply market value by HUD passbook rate
  - c. Subtract anticipated income from market value
  - d. None of the above
8. Which of the following is not considered to be an asset?
  - a. A child's beginner stamp collection \* **[5.603]**
  - b. A trust fund to which the family has access
  - c. Real property with no mortgage
  - d. None of the above
9. The lump sum from a deferred start-up of unemployment is treated as an asset.
  - a. True
  - b. False \* **[5.609(b)(4)]**

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10. The final asset income of a family whose net cash value of assets total \$6000, with an imputed asset income of \$300 and anticipated asset income of \$275 will be:
- \$0
  - \$275
  - \$300 \* **[5.609(b)(3)]**
  - Determined by PHA policy

### Advanced

- Sylvia has a certificate of deposit (CD) with a market value of \$5000. If she cashes the CD, she will pay a penalty of \$400. The CD pays 3.25% interest per year. The HUD passbook rate is 1.35%. Sylvia has no other assets. What is the final asset income?
  - \$62
  - \$68
  - \$150
  - \$163 \* **[5.609(b)(3)]**
- Georgina has a savings account with a current balance and PHA-determined cash value of \$3380 earning 1.05% interest. She has a non-interest bearing checking account with a PHA-determined cash value of \$790. She also owns a vacant lot which has a market value of \$7500. If she were to sell the lot she would incur a \$750 broker's fee and \$500 settlement costs. She owes nothing on the lot and does not rent it out. The HUD passbook rate is 2%. Her imputed asset income is:
  - \$0
  - \$36
  - \$68
  - \$202
  - \$208 \* **[5.609(b)(3) and 5.603]**
- Martin's only asset is a house and 2 acres with a market value of \$150,000. He receives no income from the property. He has a mortgage balance of \$10,000. Property taxes are \$1400 semi-annually. He has no plans to sell the property, but if he were to sell, there would be a 5% broker's fee and closing costs of \$2500. The HUD passbook rate is 2%. Martin's anticipated asset income is:
  - \$0 \* **[5.609(b)(3) and 5.603]**
  - \$2544
  - \$2600
  - \$3000
- Which of the following is excluded from assets?
  - Interest in Indian trust lands
  - Equity accounts in HUD homeownership programs
  - A family's new living room furniture
  - All of the above \* **[5.603]**

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5. A family went to bingo and won \$1000, which was paid to them that evening. They immediately cashed the check and went to the mall and purchased \$1000 worth of goods and services. The PHA, upon learning of the bingo winnings, should disregard the \$1000 as an asset since the family only has personal property purchased with the money and not the money itself.
  - a. True \* **[5.603 and 5.609(b)(3)]**
  - b. False
  
6. Assets disposed of for less than fair market value within two years of certification/recertification would be considered assets for rent calculation unless the reason for disposal was:
  - a. Foreclosure
  - b. Bankruptcy
  - c. As part of a separation or divorce settlement and they received important consideration not measurable in dollar terms
  - d. None of the above
  - e. A, b and c \* **[5.603]**
  
7. The Atkins family has a daughter, age 13, who has a savings account with a current balance of \$4500 and anticipated income of \$50 for the next 12 months. The PHA should not count this income because it belongs to a minor.
  - a. True
  - b. False \* **[5.609(a)(4)]**
  
8. Bradley Barn has a retirement account through his employer. The account has a current value of \$16000, but Bradley only has access to \$4000 of this amount without quitting or retiring. The PHA should count as cash value:
  - a. \$16000
  - b. \$4000 \* **[5.603]**
  - c. \$0
  - d. Depends on PHA policy.
  
9. Rufus Cole is the beneficiary of a \$250000 life insurance policy on his brother. When his brother passed away Rufus chose to receive the money in equal annual amounts of \$25000 over the next 10 years. The PHA should treat these payments as periodic payment income instead of an asset lump sum.
  - a. True \* **[5.609(b)(4)]**
  - b. False
  
10. When a life insurance policy has both dividend and interest income:
  - a. Only count the interest income on the cash value of the policy as an anticipated asset income
  - b. Count both the interest income and dividend income as anticipated asset income \* **[5.609(b)(3)]**
  - c. Since life insurance is not an asset, do not count the income
  - d. Since life insurance is not an asset, count the interest and dividends as periodic payment income (other non-wage)

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## ALLOWANCES AND DEDUCTIONS

### Basic

1. The medical expense allowance is for any unreimbursed medical expenses for:
  - a. The head/spouse of an elderly or disabled family
  - b. All family members of an elderly or disabled family \* **[5.611(a)(3)(i)]**
  - c. All disabled or elderly family members of an assisted family
  - d. All disabled or elderly family members of an elderly/disabled family
  
2. Child care expenses must be necessary to enable a family member to:
  - a. Be employed
  - b. Actively seek employment
  - c. Further his/her education
  - d. All the above \* **[5.603, 5.611(a)(4)]**
  - e. A and c only
  
3. Disability assistance expenses are attendant care and/or auxiliary apparatus expenses for a family member who is a person with disabilities which enable a family member to attend school.
  - a. True
  - b. False \* **[5.611(a)(3)(ii) and 5.603]**
  
4. The \$400 allowance for elderly and disabled families is a per family allowance where the head, spouse or sole member is elderly, disabled or both.
  - a. True \* **[5.611(a)(2)]**
  - b. False
  
5. When child care expenses enable a family member to work, the amount of allowable child care expense cannot exceed the amount of employment income, included in annual income, which is enabled by the child care.
  - a. True \* **[5.603]**
  - b. False
  
6. A dependent is a family member who is:
  - a. A minor
  - b. An adult full-time student
  - c. An adult with disabilities
  - d. Never head, spouse, foster child or foster adult
  - e. All the above \* **[5.603]**
  
7. Child care expenses for a 13 year old child that enable the parent to work are permitted as a child care allowance.
  - a. True
  - b. False \* **[5.611(a)(4) and 5.603]**
  
8. The amount of allowable disability assistance expenses cannot exceed the amount of earnings enabled by the expense.
  - a. True \* **[5.611(a)(3)(ii)]**
  - b. False

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9. A family consists of a head with disabilities, a spouse, two minor children and a live-in aide. Whose medical expenses would be deducted?
  - a. No-one
  - b. Only the head of household
  - c. Everyone except the live-in aide \* [5.611, 5.611(a)(3)(i), and 5.403]
  - d. All household members
  
10. A family consists of a head, age 19, who is a full-time student, a spouse, age 17, and a minor child. What would be their dependent allowance?
  - a. \$0
  - b. \$480\* [5.603 and 5.611(a)(1)]
  - c. \$960
  - d. Determined by PHA policy

### Advanced

1. Earl and Alice Freeman, head and spouse, are both 70 years of age and both are persons with disabilities. What would be their elderly/disability allowance?
  - a. \$400 \* [5.611(a)(2)]
  - b. \$480
  - c. \$800
  - d. \$880
  
2. Tom and Jane Jackson are in their mid-40s, non-disabled head and spouse. They have two children living with them. The oldest child is 19 and a full-time student. The other child is 16 and in high school. Tom's 73-year-old, non-disabled mother also lives with them. They have no child care, medical or disability assistance expenses. What is their total allowance?
  - a. \$480
  - b. \$880
  - c. \$960 \* [5.611(a), 5.603]
  - d. \$1360
  - e. \$1440
  
3. Examples of auxiliary apparatus for the disability assistance expense allowance could be:
  - a. Wheelchair
  - b. Vehicle adaptations enabling a person with disabilities to drive
  - c. Guide dog
  - d. All the above \* [5.603 and 5.611(a)(3)(ii)]
  
4. Chiropractic services may be an allowable medical expense if it is PHA written policy.
  - a. True \* [5.603]
  - b. False

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5. Frank Pavlov, a single person with disabilities, qualified for the earned income disallowance. He now has earnings of \$18000 annually. Of that amount, \$6500 is excluded during the second twelve month exclusion period. He also receives veteran's benefits of \$2000 annually. To enable Mr. Pavlov to work he will need to spend \$5000 this year in disability assistance expenses for an auxiliary apparatus. What is the amount of disability assistance expense used as a deduction?
  - a. \$0
  - b. \$4595 \* **[5.611(a)(3)(ii) and 960.255(b)(2)]**
  - c. \$5000
  - d. \$6500
  
6. Jesse Cardenas is a head of household, age 35. His spouse, Rita, is age 33. Neither are persons with disabilities. Jesse works full time, day shift, earning \$25000 per year. Rita works part time in the evenings earning \$3500 annually and during the day she is a full-time student. In order for Rita to attend school, she has \$3600 in child care expenses. What is the Cardenas family's child care allowance?
  - a. \$0
  - b. \$480
  - c. \$3500
  - d. \$3600 \* **[5.603 and 5.611(a)(4)]**
  
7. PHA policy determines what will be considered as allowable medical expenses.
  - a. True \* **[5.603]**
  - b. False
  
8. A family may have a situation where they qualify for the medical expense deduction but not the \$400 elderly/disabled allowance.
  - a. True
  - b. False \* **[5.611(a)]**
  
9. Paul Gilfer is a disabled single who earns \$13000 annually. His verified annual medical expenses are \$3300, and he will pay \$1200 in disability assistance expenses. His medical/disability threshold (3% of his annual income) is \$390. What is Mr. Gilfer's medical/disability assistance allowance?
  - a. \$1200
  - b. \$3300
  - c. \$4110 \* **[5.611(a)(3)]**
  - d. \$4500
  
10. Brenda Nice is a disabled single who earns \$990 annually. Her verified annual medical expenses are \$2990 and she will pay \$1200 in disability assistance expenses. Her medical/disability threshold is \$50. What is Ms. Nice's medical/disability assistance allowance?
  - a. \$3040
  - b. \$3980 \* **[5.611(a)(3)]**
  - c. \$4140
  - d. \$4190

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## PH RENT CALCULATION

### Theory

1. A PHA could establish a minimum rent of \$0.
  - a. True \* **[5.630(a)(2)]**
  - b. False
2. Flat rent minus utility allowance equals tenant rent.
  - a. True
  - b. False\* **[960.253(b)]**
3. In determining flat rent, the PHA must consider which of the following:
  - a. Any amenities, housing services, maintenance and utilities provided by the PHA
  - b. The location, quality and size of the unit
  - c. Unit type and age of the unit
  - d. All of the above are considered \* **[960.253(b)(2)(i) and (ii)]**
4. As of October 1, 2002, all ceiling rents had to be adjusted to the flat rent level.
  - a. True\* **[960.253(d)]**
  - b. False
5. Once a year, the PHA must give each family the opportunity to choose between flat and ceiling rents.
  - a. True
  - b. False\* **[960.253(a)(1)]**
6. Which of the following situations must be considered as financial hardships to paying flat rent?
  - a. Decrease in income due to reduction of employment
  - b. Decrease in income due to death in the family
  - c. Reduction in or loss of earnings or other assistance
  - d. Increased medical, child care, transportation or education expenses
  - e. All are financial hardships \* **[960.253(f)(3)]**
7. The Bob James family had elected to pay flat rent at their last annual recertification. Three months after their annual recertification Mr. James lost his job and the family switched from flat rent to income-based rent due to the financial hardship. Two months after switching to income-based rent, Mr. James found another job, which paid more than the job he lost, and asked to switch back to flat rent immediately. The PHA must:
  - a. Permit the family to immediately switch back to flat rent
  - b. Refuse to switch the family back to flat rent until their next annual option to select the type of rent they will pay \* **[960.253(a)(1) and (f)]**
  - c. Depends on PHA policy

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8. The Morris family's total monthly income is \$400 and their monthly adjusted income is \$250. The PHA's minimum rent is \$50. There is no welfare rent and the PHA uses 30% for TTP calculation when based upon adjusted annual income. The Morris's family's TTP will be:
- a. \$40
  - b. \$50
  - c. \$75 \* **[5.630(a)]**
  - d. \$250
9. The Adam Brown family's rent was based upon the PHA's minimum rent of \$50. 10% of total monthly income was \$20 and 30% of adjusted monthly income (as per PHA policy) was \$35. The Browns requested and were granted a hardship exemption from the minimum rent. Their TTP will now be:
- a. \$50
  - b. \$35 \* **[5.630(b)(2)(iii)(B)]**
  - c. \$20
  - d. \$0
10. The Smith family had switched from income-based to flat rent at their last annual reexamination and their next annual reexamination date was approaching. The family notified the PHA that they wanted to switch back to income-based rent at their annual reexamination date as they expected a job layoff in the near future. The PHA must:
- a. Conduct a full annual recertification of income since the family has requested it, and permit them to switch to income-based rent \* **[960.253(f)]**
  - b. Switch the family back to income-based rent, but must not conduct a recertification of income for another two years
  - c. Since the family already chose flat rent, they will not have an annual reexamination for three years, and must remain on flat rent
  - d. Depends on PHA policy

# RENT CALCULATION PRE-TEST PUBLIC HOUSING ANSWERS

## CASE STUDIES

### Case Study 1

Using the following verified information, answer the questions following this case study.

#### Family Composition

Name	Relationship	Age	Disabled?
Ronald Hill	Head	37	N
Gloria Hill	Spouse	31	Y
Marcy Hill	Daughter	15	Y
Thomas Hill	Son	11	N
Gerald Hill	Brother	36	N
Sarah Moxley	Mother of spouse	63	Y

#### Scenario

The agency's minimum rent is \$50. The HUD-approved passbook rate is 2%.

- Ronald goes to school full-time. He earns \$140 monthly from a part-time job.
- Gloria works as a receptionist 30 hours a week at an hourly wage of \$7.50.
- Gerald goes to school full-time. He receives \$1500 a year in school grants. He is anticipated to receive a total of \$200 over the coming 12 months from a part-time job.
- Marcy delivers papers and earns \$50 per month. She has saved \$900 (current balance - PHA-determined cash value), which is currently in her savings account, earning 2.75% interest.
- Sarah's out-of-pocket medical expenses are \$35 per month.

#### Public Housing Information

Ceiling Rent	\$500
Flat Rent	\$400
Maximum Rent	\$375
Utility Allowance	\$100
Unit size:	5 bedroom
Family choice in rent:	Income-based
% of adjusted monthly income:	30%

**RENT CALCULATION PRE-TEST  
PUBLIC HOUSING ANSWERS**

1. Total Annual Income
  - a. \$5180
  - b. \$5205
  - c. \$10305
  - d. \$13605 \*\*
  - e. \$16305
  
2. Imputed Asset Income included in annual income
  - a. \$0 \*\*
  - b. \$18
  - c. \$25
  - d. \$27
  - e. \$900
  
3. Total Deductions
  - a. \$1440
  - b. \$1920
  - c. \$2332 \*\*
  - d. \$2752
  - e. \$3232
  
4. Total Tenant Payment
  - a. \$50
  - b. \$113
  - c. \$282 \*\*
  - d. \$939
  - e. \$1134
  
5. Tenant Rent
  - a. \$182 \*\*
  - b. \$282
  - c. \$382
  - d. \$400
  - e. \$500

# RENT CALCULATION PRE-TEST PUBLIC HOUSING ANSWERS

## Case Study 2

Using the following verified information, answer the questions following this case study.

### Family Composition

Name	Relationship	Age	Disabled?
Grace Thompkins	Head	55	N
Summer Thompkins	Daughter	37	N
Sara Beth Thompkins	Daughter	33	N
Jerome Thompkins	Grandson	12	Y

### Scenario

The PHA uses the current balance of savings accounts as cash value. The PHA uses the average 6-months' balance of checking accounts as cash value.

The agency's minimum rent is \$25. The HUD-approved passbook rate is 2%.

- Grace goes to school full-time. She also earns \$200 semi-monthly from a part-time job.
- Summer goes to school full-time. Her part-time job as a receptionist pays her \$6.50 per hour, 18 hours per week.
- Sara Beth works full-time, earning \$1300 per month. She pays \$65 per week for after-school care for Jerome while she works. She also pays \$250 in unreimbursed prescription costs each month.
- Grace has a Certificate of Deposit with a balance of \$5100. The penalty for early withdrawal is \$275. This CD pays 4.75% interest.

### Public Housing Information

Ceiling Rent:	\$850
Flat Rent:	\$800
Maximum Rent:	\$700
Utility Allowance:	\$50
Unit size:	3 bedroom
Family choice in rent:	Income-based
% of adjusted monthly income	30%

**RENT CALCULATION PRE-TEST  
PUBLIC HOUSING ANSWERS**

6. Total Annual Income
  - a. \$20880
  - b. \$21122 \*\*
  - c. \$26004
  - d. \$26484
  - e. \$26726
  
7. Imputed Asset Income included in annual income
  - a. \$0 \*\*
  - b. \$96
  - c. \$97
  - d. \$229
  - e. \$242
  
8. Total Deductions
  - a. \$3860
  - b. \$4340 \*\*
  - c. \$6226
  - d. \$6706
  - e. \$7340
  
9. Total Tenant Payment
  - a. \$25
  - b. \$176
  - c. \$345
  - d. \$420 \*\*
  - e. \$432
  
10. Tenant Rent
  - a. \$345
  - b. \$370 \*\*
  - c. \$420
  - d. \$800
  - e. \$850